

City of DeLand



Code Enforcement Special Magistrate

L. Johnson Special Magistrate

August 25, 2022

5:00 P.M.

Hearing Agenda

DeLand City Hall
City Commission Chambers
120 S. Florida Avenue DeLand, Florida

- A. **CALL TO ORDER**
- B. **PLEDGE OF ALLEGIANCE**
- C. **FORMAT FOR PROCEEDINGS**
- D. **APPROVAL OF MINUTES**
July 28, 2022
- E. **SWEARING IN OF WITNESSES**
- F. **OLD BUSINESS**

I. LIEN REDUCTION

Case # 19-1003 AKA CE22-0248 (Tab 3)

Location: 416 W. Howry Ave

Description: Roof and fascia damage to the home.

Violation: City of DeLand Code of Ordinances, International Property Maintenance Code, as adopted and amended by Ordinance 2019-02; Chapter 3, Section, 304.6, Exterior walls and 304.7, Roofs and drainage.

Parcel ID: 701710070050 **Zoning:** R-1A

Order Recommending Lien Reduction

II. CONTINUED CASES

Case # CE21-0070 (Tab 4)

Location: Bennett Dr

Description: Equipment, supplies, and personal property being stored on a parcel without a permitted principle development.

Violation: City of DeLand Code of Ordinances; Chapter 33, Section 27.04, Outdoor storage or display of personal property in various zoning districts. (a) General requirements.

Parcel ID: 603311000480 **Zoning:** M-1

Status: Non-compliance

Order Continuing Hearing

Case # CE22-0204 (Tab 5)

Location: 236 S Alabama Ave

Description: Outdoor business display does not meet code.

Violation: City of DeLand Code of Ordinances; Chapter 33, Section 27.04, Accessory uses. Outdoor storage or display of personal property in various zoning districts. (c) Downtown requirements. Outdoor display of equipment, supplies, merchandise, or personal property uses are permitted in the C-2A zoning district if they meet the following criteria: 1,2,5 (a,b,c,d), 6,7, and 9.

Parcel ID: 701619000110

Zoning: C-2A

Status: Non-compliance

Order Continuing Hearing

III. ORDER IMPOSING FINE HEARING

Case # CE22-0219

(Tab 6)

Location: 1550 Corner Crossing

Description: The property contains a swimming pool without the proper safety barrier.

Violation: City of DeLand Code of Ordinances; Florida Building Code Residential, 7th Edition, 2020, R4501.17, Residential swimming barrier requirement.

Parcel ID: 700602000540

Zoning: R-1AA

Status: Non-compliance

Order Imposing Fine/Lien

Case # CE22-0240

(Tab 7)

Location: 911 North Woodland Boulevard

Description: Trash and debris. Tall grass and weeds.

Violation: City of DeLand Code of Ordinances; Chapter 16, Section 30, Lot Maintenance, Subsection (3), Nuisance Declared.

Parcel ID: 700424000010

Zoning: PD

Status: Non-compliance

Order Imposing Fine/Lien

G. NEW BUSINESS

H. FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Case # CE22-0111

(Tab 8)

Location: 600 S Adelle Ave

Description: The property contains several abandoned or junked vehicles.

Violation: City of DeLand Code of Ordinances; Chapter 21, Section 01, Abandoned, Junked, Discarded Personal Property, (2) Keeping, Storing, etc., Prohibited.

Parcel ID: 701631030170

Zoning: PD

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

II. ORDER OF COMPLIANCE

Case # 19-1002

(Tab 9)

Location: 239 S Pine St

Description: Discarded waste and yard waste on the property.

Violation: City of DeLand Code of Ordinances; Chapter 16, Section 16-30, Lot Maintenance, Subsection (3), Nuisance Declared.

Parcel ID: 701506000410

Zoning: R-1

Compliance (Fines Paid)

Case # 19-1003 AKA CE22-0248

Location: 416 W. Howry Ave

Description: Roof and fascia damage to the home.

Violation: City of DeLand Code of Ordinances, International Property Maintenance Code, as adopted and amended by Ordinance 2019-02; Chapter 3, Section, 304.6, Exterior walls and 304.7, Roofs and drainage.

Parcel ID: 701710070050

Zoning: R-1A

Compliance (Fines Due \$25,000.00)

Case # CE21-0013

Location: 407 S Stone St

Description: A structure was built on the property without the required permit.

Violation: City of DeLand Code of Ordinances; Chapter 7, Section 2, Local Supplement to the Florida Building Code, Administration, Section 105, Permits, Subsection 105.1, Required.

Parcel ID: 701715000220

Zoning: R-1A

Compliance (No Fines Due)

Case # CE22-0007

Location: S Amelia Ave

Description: The property contains accumulations of trash, debris, refuse, garbage and noxious matter all throughout.

Violation: City of DeLand Code of Ordinances; Chapter 16, Section 30, Lot Maintenance, (3) Nuisance Declared and Chapter 16, Section 5, Unsanitary lots declared nuisance.

Parcel ID: 701631030170

Zoning: PD

Compliance (No Fines Due)

Case # CE22-0008

Location: E Euclid Ave

Description: The property contains accumulations of trash, debris, refuse, garbage and noxious matter all throughout.

Violation: City of DeLand Code of Ordinances; Chapter 16, Section 30, Lot Maintenance, (3) Nuisance Declared and Chapter 16, Section 5, Unsanitary lots declared nuisance.

Parcel ID: 701631030160

Zoning: PD

Compliance (No Fines Due)

Case # CE22-0009

Location: E Euclid Ave

Description: The property contains accumulations of trash, debris, refuse, garbage and noxious matter all throughout.

Violation: City of DeLand Code of Ordinances; Chapter 16, Section 30, Lot Maintenance, (3) Nuisance Declared and Chapter 16, Section 5, Unsanitary lots declared nuisance.

Parcel ID: 701631030150

Zoning: PD

Compliance (No Fines Due)

Case # CE22-0010

Location: E Euclid Ave

Description: The property contains accumulations of trash, debris, refuse, garbage and noxious matter all throughout.

Violation: City of DeLand Code of Ordinances; Chapter 16, Section 30, Lot Maintenance, (3) Nuisance Declared and Chapter 16, Section 5, Unsanitary lots declared nuisance.

Parcel ID: 701631030140

Zoning: PD

Compliance (No Fines Due)

Case # CE22-0202

Location: 540 W Rich Ave

Description: The property contains accumulations of yard trash, rubble or debris and the grass or weeds are in excess of 12 inches tall all throughout the property. The garbage cans remain at the curbside outside of allotted trash pickup time.

Violation: City of DeLand Code of Ordinances; Chapter 16, Section 30, Lot Maintenance, (3) Nuisance Declared, and Chapter 15, Section 4.2, Placing garbage cans, garbage containers, recycling containers and yard trash at curbside; hours permitted.

Parcel ID: 700843100043

Zoning: R-1A

Compliance (No Fines Due)

Case # CE22-0206

Location: S Amelia Ave

Description: The property is uncleanly, unsanitary or unsightly by reason of accumulations or deposits of refuse, garbage, waste, yard trash, rubble, debris or noxious matter.

Violation: City of DeLand Code of Ordinances; Chapter 16, Section 30, Lot Maintenance, (3) Nuisance Declared, and Chapter 16, Section 5, Unsanitary lots declared nuisance.

Parcel ID: 701631030180

Zoning: PD

Compliance (No Fines Due)

Case # CE22-0215

Location: 840 N Frankfort Ave

Description: The grass or weeds are in excess of 12 inches tall all throughout the property and contains accumulations of yard trash and debris.

Violation: City of DeLand Code of Ordinances; Chapter 16, Section 30, Lot Maintenance, (3) Nuisance Declared.

Parcel ID: 700942040120

Zoning: R-1B

Compliance (No Fines Due)

H. NEXT MEETING

September 22, 2022

I. ADJOURNMENT